



**US Army Corps  
of Engineers**

Vicksburg District  
4155 Clay Street  
Vicksburg, MS 39183-3435  
[www.mvk.usace.army.mil](http://www.mvk.usace.army.mil)



# Public Notice

APPLICATION NO.:	ASJ-MVK-2006-530
EVALUATOR:	Ms. A. Susan Jarvis
PHONE NO.:	(601) 631-5146
FAX NO.:	(601) 631-5459
E-MAIL:	<a href="mailto:regulatory@mvk02.usace.army.mil">regulatory@mvk02.usace.army.mil</a>
DATE:	May 1, 2007
EXPIRATION DATE:	May 22, 2007

Interested parties are hereby notified that the U.S. Army Corps of Engineers, Vicksburg District, and the Louisiana Department of Environmental Quality, Office of Environmental Services are considering an application for a Department of the Army permit and State water quality certification for the work described herein. A water quality certification is required in accordance with statutory authority contained in the LRS 30:2074 A(3) and provisions of the Clean Water Act. Comments should be forwarded to the Vicksburg District, Attention: CEMVK-OD-F, at the above address, and the Louisiana Department of Environmental Quality, Office of Environmental Services, Post Office Box 4313, Baton Rouge, Louisiana 70821-4313.

The Louisiana Department of Environmental Quality has a copy of the application on file in their office in Baton Rouge and it may be inspected at any time between 8:00 a.m. and 4:30 p.m. weekdays. Copies may be obtained from the Louisiana Department of Environmental Quality upon payment of cost of printing. The Louisiana Department of Environmental Quality will make a final decision on the water quality certification pertaining to this application within 30 days after expiration of this notice.

Law Requiring a Permit: Section 404 of the Clean Water Act (33 U.S.C. 1344), which applies to discharges of dredged or fill material into waters of the United States.

Name of Applicant:  
Mr. Jack Mendheim  
Alaska Seaboard Partners, LTD  
3050 Westfork Drive  
Baton Rouge, Louisiana 70816

Name of Agent:  
Dr. Dana R. Sanders, Sr.  
D.R. Sanders and Associates,  
Incorporated  
4017 Lake Wilma Road  
Moss Point, Mississippi 39562

Location of Work: Sections 35 and 36 of T4S-R11W and sections 2 and 37 of T5S-R11E, latitude 30°38'41.27" longitude 90°04'26.41", within Pearl River drainage basin, St. Tammany Parish, Louisiana.

Description of Work: (See enclosed map and drawings.)

The following descriptions of the proposed project and associated impacts are based upon information provided by the applicant.

The applicant is applying for a Department of the Army permit to mechanically clear and discharge dredged and/or fill material into wetlands in St. Tammany Parish, Louisiana. The purpose of the project is the construction of a residential subdivision.

The proposed project would involve the mechanical clearing and filling of wetlands for 146 single family residential lots with associated amenities. The amenities would include an access road, driveways, streets, utilities, detention ponds, linear detention berms, a horse riding trail around the perimeter of the proposed project, stables, and a riding arena. The lots would vary in size from 4.0 acres to 10.0 acres with an average lot size of 7.0 acres.

Nine detention ponds would be constructed on site to detain storm water runoff. The detention ponds would vary in size from 0.82 acre to 2.30 acres and would total 13.13 acres. The ponds would cover square footage from a minimum of 35, 835 square feet to a maximum of 100,350 square feet. Average depth of the ponds would be six feet. In addition to detention ponds, there would also be a series of linear-bermed areas that would temporarily pond water and gradually release it following peak intensity rainfalls. These bermed areas are located parallel to the wetlands adjacent to House Creek, the center, and east basins, and are an average length of 1125 feet. The cross-sectional area would be approximately 125 square feet. Average depth would be five feet. Top elevation would vary between 115 and 135 feet and the bottom elevation would vary between 110 feet and 130 feet. Outfall structures for the detention ponds and the linear-bermed areas would be a metering culvert-type structure.

The project site consists of 945 acres, of which approximately 97.57 acres are wetlands. Approximately 1.60 acres of the jurisdictional wetlands would be impacted by filling while 2.11 acres of wetlands would be cleared for the horse riding trails. A total of 3.71 acres of wetlands would be impacted, while 93.86 acres of wetlands would be avoided. Vegetation in these locations is *Acer drummondii*, *Acer rubrum*, *Andropogon ternarius*, *Dichanthelium dichotomum*, *Dichanthelium erectifolium*, *Fimbristylis miliacea*, *Illex glabra*, *Illex vomitoria*, *Magnolia virginia*, *Myrica cerifera*, *Nyssa sylvatica*, *Panicum tenerum*,

*Physostegia* sp., *Pinus plustris*, *Pinus taeda*, *Quercus laurifolia*, *Quercus michauxii*, *Rhynchospora* sp., *Rhynchospora tracyi*, *Sarracenia alata*, *Sarracenia lutea*, *Saururus cernuus*, *Smilax laurifolia*, *Smilax rotundifolia*, and *Woodwardia virginica*. Soils consist of Guyton silt loam in the wetland areas and Savannah fine sandy loam in the other areas of the project.

No other waters of the United States were identified on the proposed project. The south bank of House Creek was the boundary of the proposed project and was not included as part of the project.

Approximately, 8,800 cubic yards of fill material from a clean established source owned by the applicant would be used in filling the wetlands.

The placement of dredged and/or fill material in waters of the United States associated with the mechanized land clearing and requires a Department of the Army Permit.

Upon reviewing this notice, you should write to this office to provide your opinion of the impacts this work will have on the natural and human environment and address any mitigation you believe is necessary to offset these impacts. Other comments are welcome, but the above information will further our review of the applicant's plan as proposed. Comments of a general nature are not as helpful as those specific to the impacts of the subject project.

State Water Quality Permit: The State Pollution Control Agency must certify that the described work will comply with the State's water quality standards and effluent limitations before a Corps permit is issued.

Cultural Resources: An initial review indicates that the proposed project would not affect any of the sites in St. Tammany Parish listed in the National Register of Historic Places. Copies of this notice have been sent to the State Historic Preservation Officer, Federally Recognized Tribes, and other interested parties for comment on potential effects to cultural resources that could result from this activity.

Endangered Species: The applicant was advised early in the development of the proposed project by coordination with the Louisiana Natural Heritage Program, that the federally threatened species, the gopher tortoise (*Gopherus polyphemus*) potentially occurred onsite. The applicant has had a biological assessment conducted to survey the project area for the occurrence of the gopher tortoise. Evidence of gopher tortoise burrows was found on the proposed project site. The Corps submitted a request dated 29 March 2007 for a formal consultation pursuant to Section 7 of the Endangered Species Act to be initiated for the proposed action. This proposal is being coordinated with the U.S. Fish

and Wildlife Service, and any comments regarding endangered species or their critical habitat will be addressed in our evaluation of the described work.

Flood Plain: In accordance with 44 CFR Part 60 (Flood Plain Management and Use), participating communities are required to review all proposed development to determine if a flood plain development permit is required. Flood plain administrators should review the proposed development described in this public notice and apprise this office of any flood plain development permit requirements.

Evaluation Factors: The decision whether or not to issue a permit will be based upon an evaluation of the probable impact of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefits that may be expected to accrue from the proposal must be balanced against its expected adverse effects. All factors which may be relevant to the proposal will be considered; among these are conservation, economics, aesthetics, general environmental concerns, historic values, fish and wildlife values, flood damage prevention, land use classification, navigation, recreation, water supply, water quality, energy needs, safety, food requirements and, in general, the needs and welfare of the people. Evaluation of the proposed activity will include application of the guidelines published by the Environmental Protection Agency under authority of Section 404(b) of the Clean Water Act.

Public Involvement: The purpose of this notice is to solicit comments from the public; Federal, State, and local agencies and officials; Indian Tribes; and other interested parties. These comments will be used to evaluate the impacts of this project. All comments will be considered and used to help determine whether to issue the permit, deny the permit, or issue the permit with conditions, and to help us determine the amount and type of mitigation necessary. This information will be used in our Environmental Assessment or Impact Statement. Comments are also used to determine the need for a public hearing.

Opportunity for a Public Hearing: Any person may make a written request for a public hearing to consider this permit application. This request must be submitted by the public notice expiration date and must clearly state why a hearing is necessary. Failure of any agency or individual to comment on this notice will be interpreted to mean that there is no objection to the proposed work. Please bring this announcement to the attention of anyone you know who might be interested in this matter.

Notification of Final Permit Actions: Each month, the final permit actions from the preceding month are published on the Vicksburg District Regulatory web page. To access this information, you may follow the link from the Regulatory web

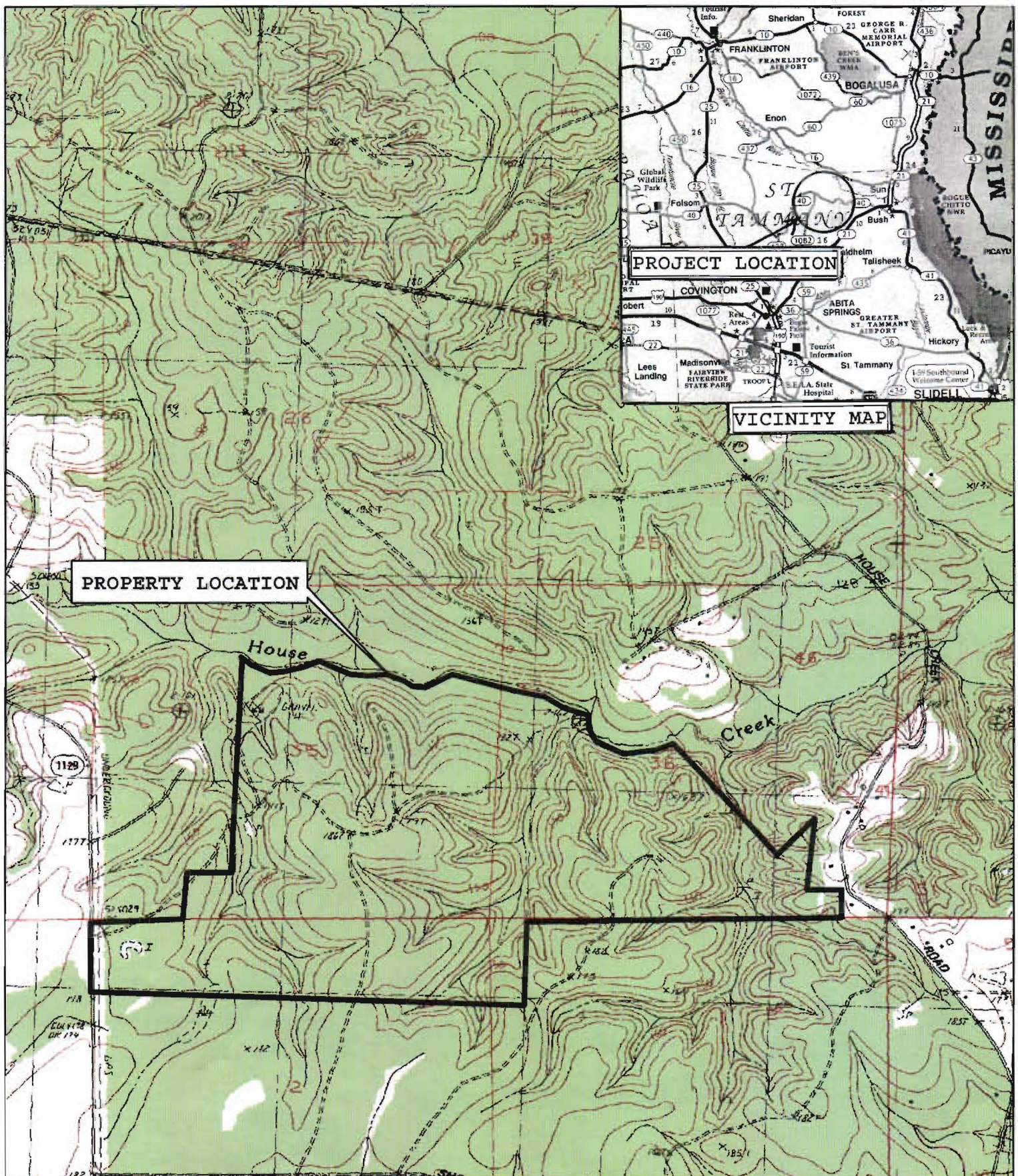
page, <http://www.mvk.usace.army.mil/offices/od/odf/main.asp>,  
or go directly to the Final Permit Actions web page at  
[http://www.mvk.usace.army.mil/offices/od/odf/PubNotice/Monthly  
Notice/pnmain.asp](http://www.mvk.usace.army.mil/offices/od/odf/PubNotice/MonthlyNotice/pnmain.asp).



Anne S. Woerner  
Acting Chief, Evaluation Section  
Regulatory Branch



# HOUSE CREEK ESTATES SUBDIVISION



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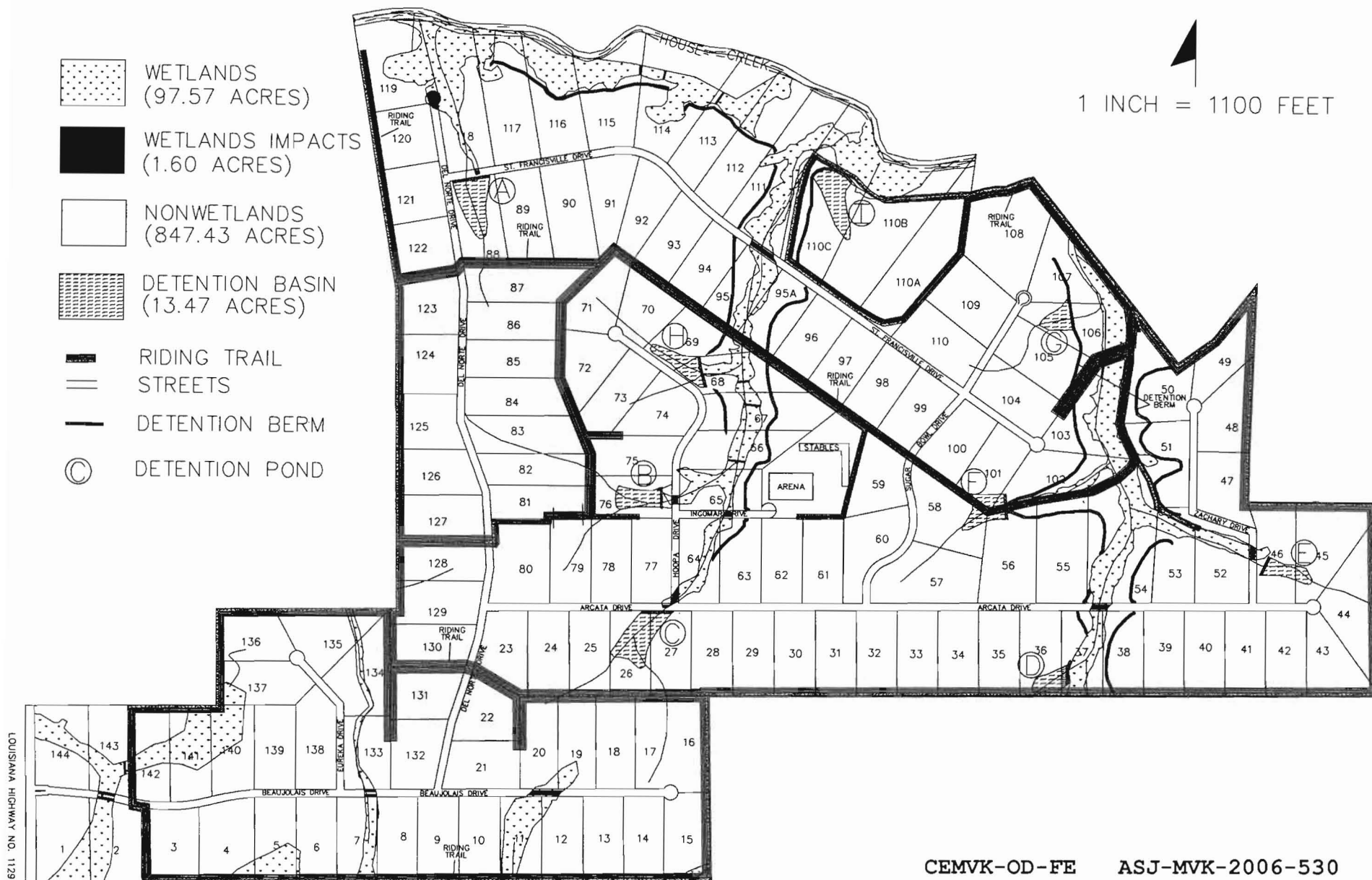
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CEMVK-0D-FE ASJ-MVK-2006-530  
ALASKA SEABOARD PARTNERS, LTD  
MR JACK MENDHEIM



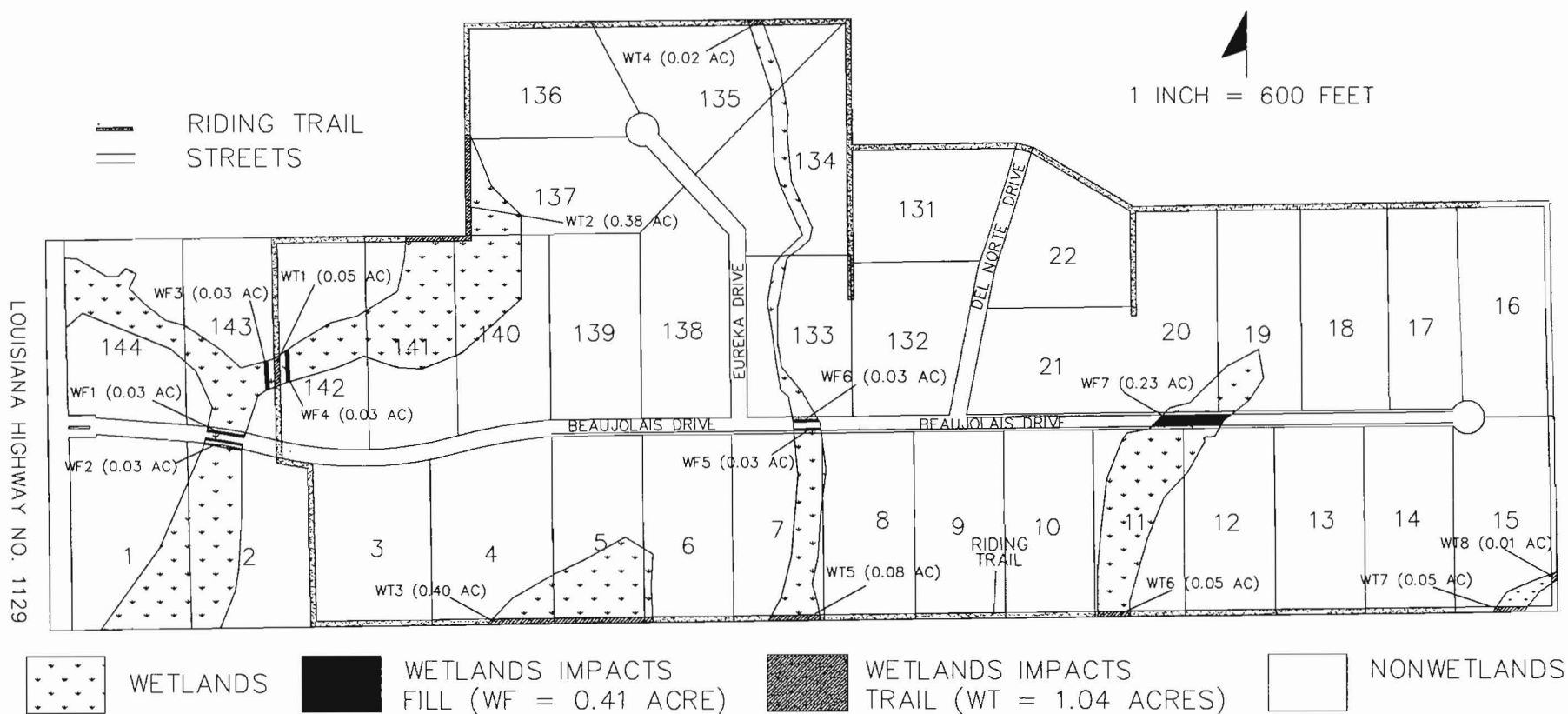
FIGURE 2. ALASKA SEABOARD PARTNERS LIMITED PARTNERSHIP  
HOUSE CREEK ESTATES, ST. TAMMANY PARISH, LA



CEMVK-OD-FE ASJ-MVK-2006-530

ALASKA SEABOARD PARTNERS LTD

FIGURE 2A. ALASKA SEABOARD PARTNERS LIMITED PARTNERSHIP  
WETLAND IMPACTS, SOUTHERN PART

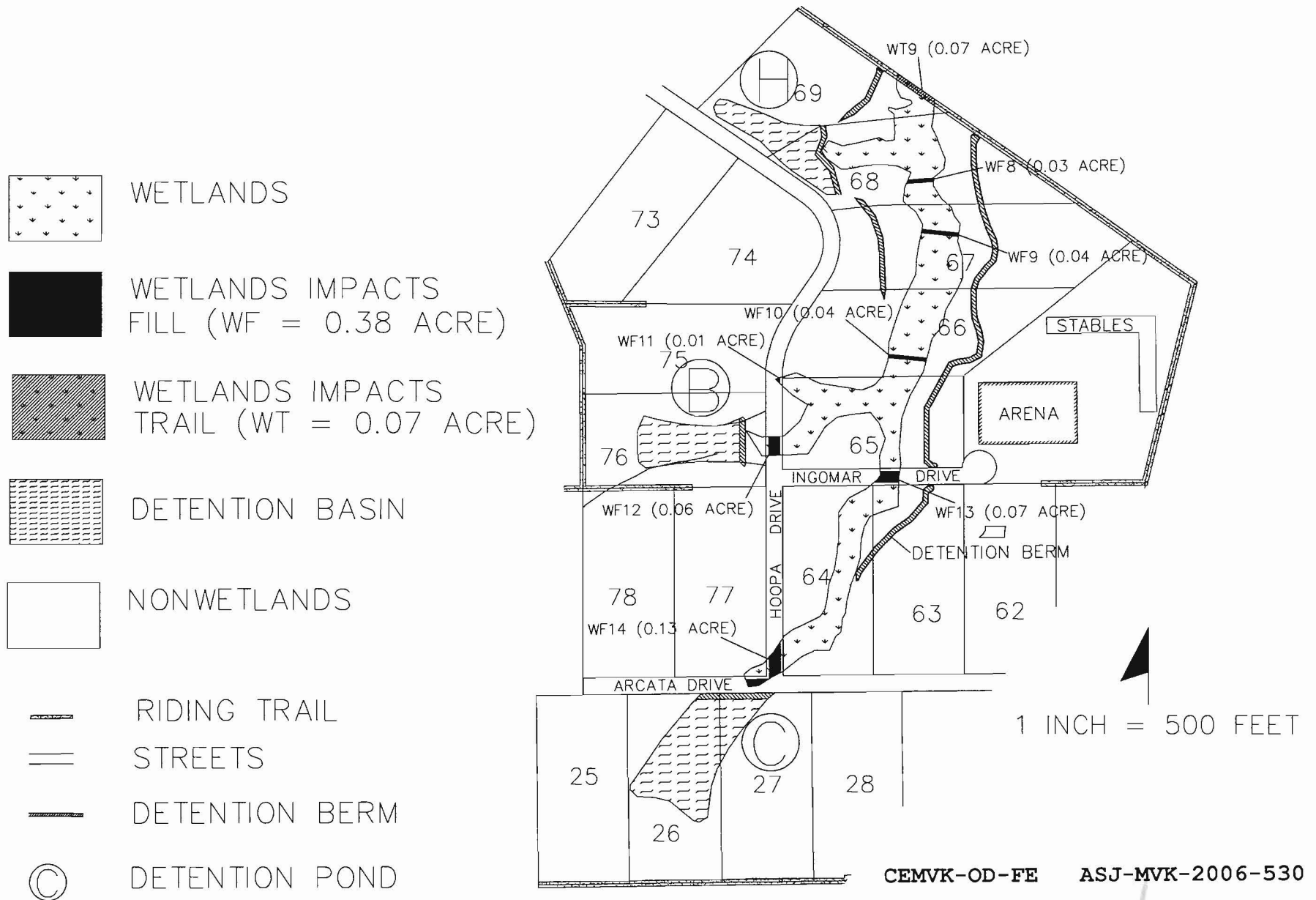


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ALASKA SEABOARD PARTNERS LTD



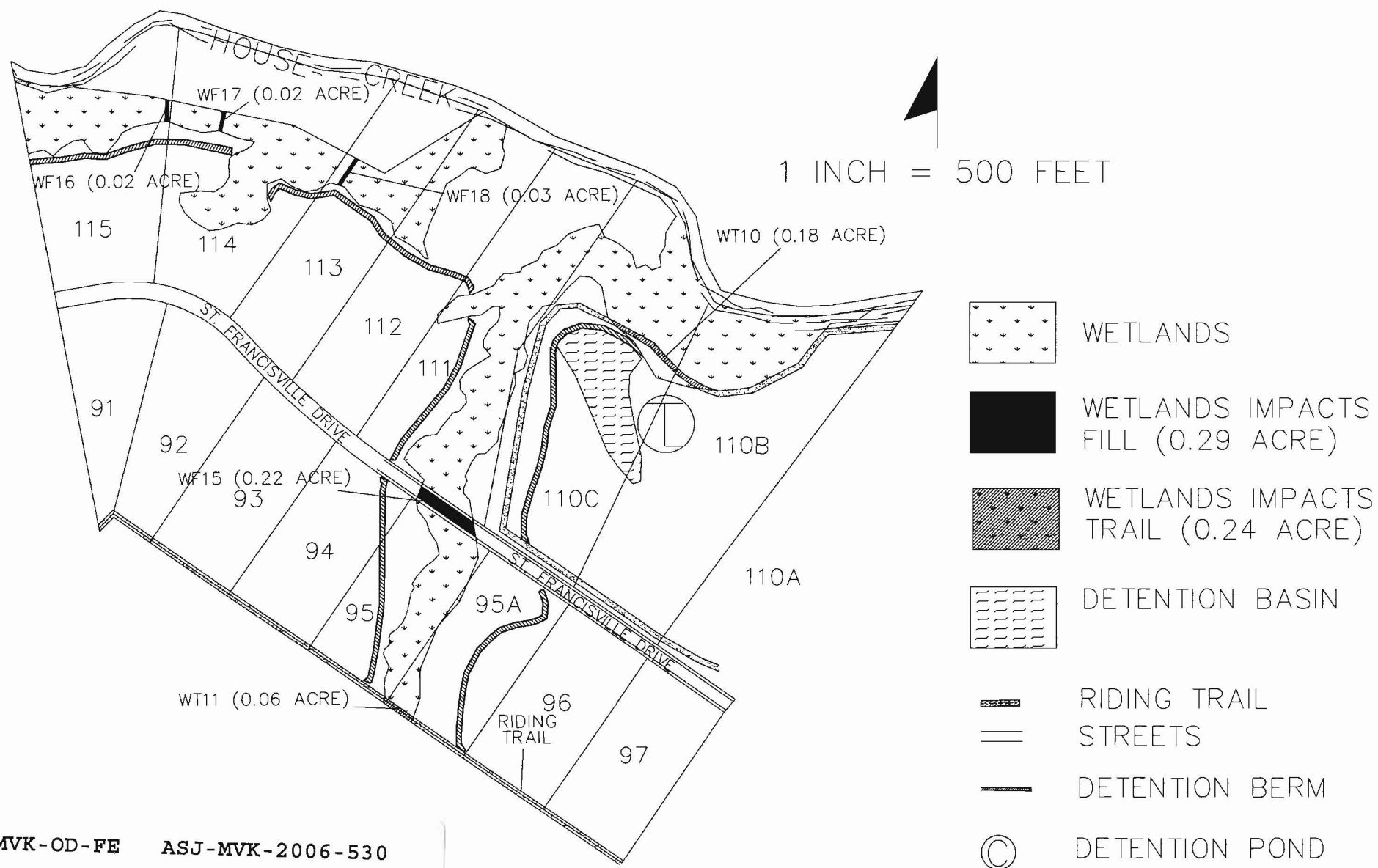
FIGURE 2B. ALASKA SEABOARD PARTNERS LIMITED PARTNERSHIP  
WETLAND IMPACTS, CENTRAL PART



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ALASKA SEABOARD PARTNERS LTD

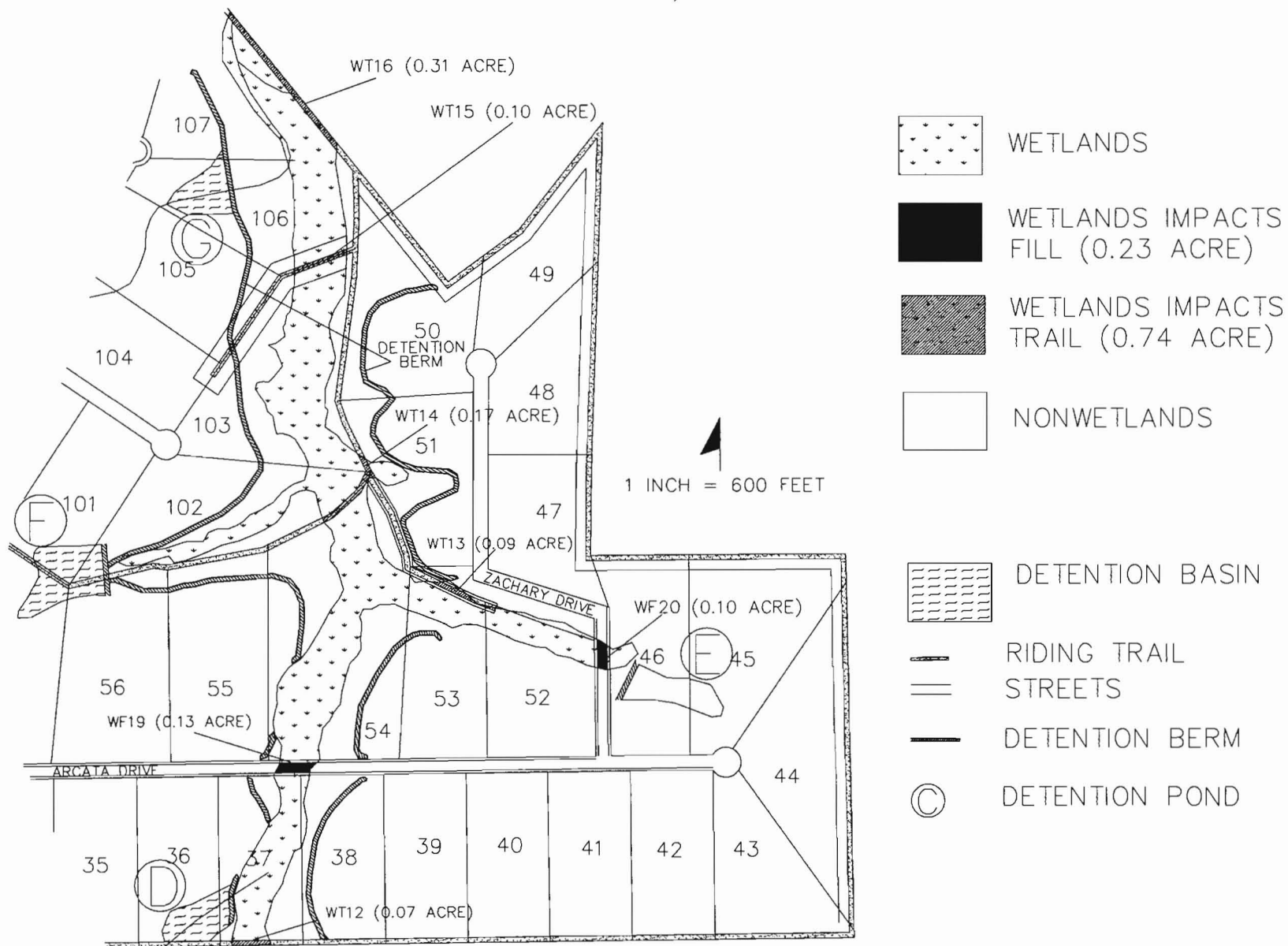
FIGURE 2C. ALASKA SEABOARD PARTNERS LIMITED PARTNERSHIP  
NORTH CENTRAL PART



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ALASKA SEABOARD PARTNERS LTD

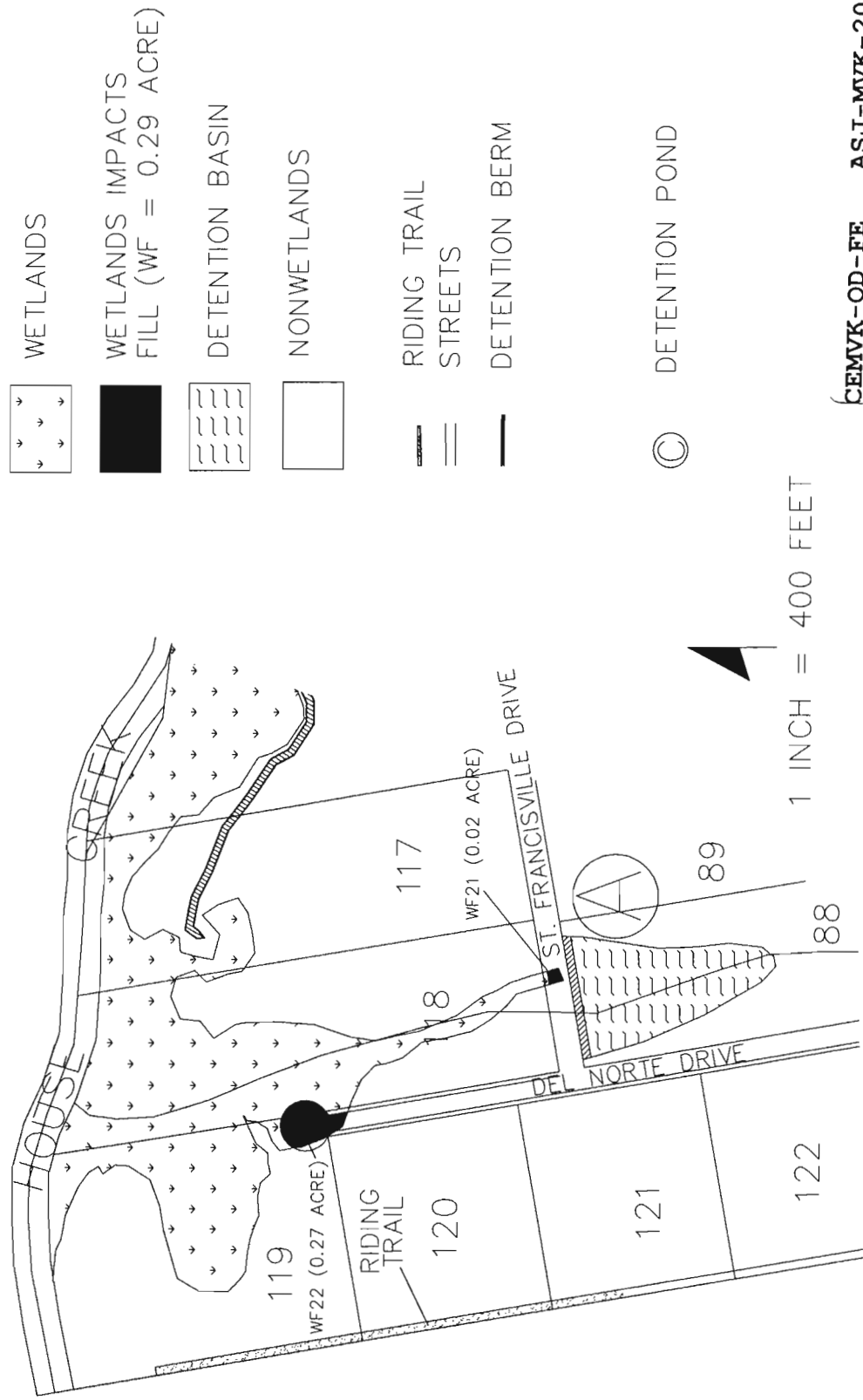
FIGURE 2D. ALASKA SEABOARD PARTNERS LIMITED PARTNERSHIP  
WETLAND IMPACTS, EASTERN PART



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ALASKA SEABOARD PARTNERS LTD

FIGURE 2E. ALASKA SEABOARD PARTNERS LIMITED PARTNERSHIP  
WETLAND IMPACTS, NORTHWEST PART





**TABLE 2****AREAS OF WETLAND IMPACTS-HOUSE CREEK SUBDIVISION**

<b><u>A. WETLAND FILL (WF)</u></b>			
<b>Site</b>	<b>Area (Acres)</b>	<b>Type of Wetland</b>	<b>Shown On</b>
WF1	0.03	Pine Savanna	Figure 2A
WF2	0.03	Pine Savanna	Figure 2A
WF3	0.03	Pine Savanna	Figure 2A
WF4	0.03	Pine Savanna	Figure 2A
WF5	0.03	Pine Savanna	Figure 2A
WF6	0.03	Pine Savanna	Figure 2A
WF7	0.23	Pine Savanna	Figure 2A
WF8	0.03	Forested Wetlands	Figure 2B
WF9	0.04	Forested Wetlands	Figure 2B
WF10	0.04	Forested Wetlands	Figure 2B
WF11	0.01	Pine Savanna	Figure 2B
WF12	0.06	Pine Savanna	Figure 2B
WF13	0.07	Forested Wetlands	Figure 2B
WF14	0.13	Forested Wetlands	Figure 2B
WF15	0.22	Forested Wetlands	Figure 2C
WF16	0.02	Forested Wetlands	Figure 2C
WF17	0.02	Forested Wetlands	Figure 2C
WF18	0.03	Forested Wetlands	Figure 2C
WF19	0.13	Forested Wetlands	Figure 2D
WF20	0.10	Forested Wetlands	Figure 2D
WF21	0.02	Forested Wetlands	Figure 2E
WF22	0.27	Forested Wetlands	Figure 2E
<b>TOTAL</b>	<b>1.60 ACRES</b>		

**B. WETLANDS IMPACTED BY RIDING TRAIL (WT)**

<b>Site</b>	<b>Area (Acres)</b>	<b>Type of Wetland</b>	<b>Shown On</b>
WT1	0.05	Pine Savanna	Figure 2A
WT2	0.38	Pine Savanna	Figure 2A
WT3	0.40	Pine Savanna	Figure 2A
WT4	0.02	Forested Wetlands	Figure 2A
WT5	0.08	Pine Savanna	Figure 2A
WT6	0.05	Pine Savanna	Figure 2A
WT7	0.07	Pine Savanna	Figure 2A
WT8	0.01	Pine Savanna	Figure 2A
WT9	0.07	Forested Wetlands	Figure 2B
WT10	0.18	Forested Wetlands	Figure 2C
WT11	0.06	Forested Wetlands	Figure 2C
WT12	0.07	Forested Wetlands	Figure 2D
WT13	0.09	Forested Wetlands	Figure 2D
WT14	0.17	Forested Wetlands	Figure 2D
WT15	0.10	Forested Wetlands	Figure 2D
WT16	0.31	Forested Wetlands	Figure 2D
<b>TOTAL</b>	<b>2.01 ACRES</b>		

FIGURE 7. TYPICAL SECTION OF PROPOSED DETENTION BERM

